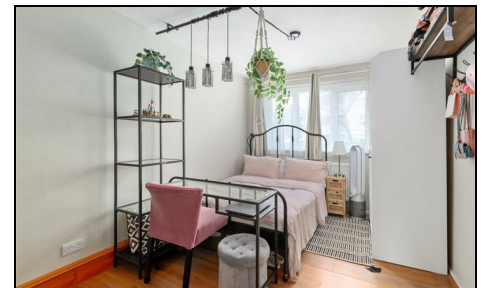


## East Road Wimbledon, SW19 1AR

£335,000 Leasehold



A beautifully presented one double bedroom ground floor flat with private garden, offered to the market with no onward chain and located in a sought after development in SW19, within easy reach of both Colliers Wood Northern Line Tube Station and Wimbledon Town Centre.

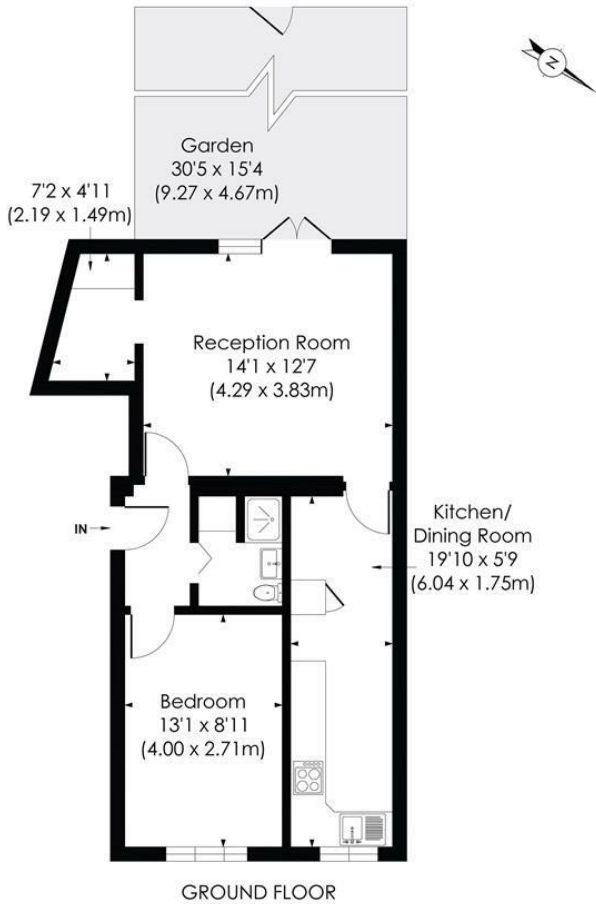
Comprising a bright and airy, spacious reception with an additional alcove, and doors opening out onto a 30ft private garden. The flat also boasts one double bedroom, a three piece contemporary family bathroom and a separate kitchen featuring a breakfast bar.

Positioned a short walk to both the Tube and Haydons Road Thameslink, with both Wimbledon Town Centre and the Mainline Train Station nearby, plus beautiful recreation grounds such as Wandle Park. This is a fantastic garden flat and a superb purchase for a first time buyer or buy to let investment.

**EAST ROAD, SW19**

Approx. Gross Internal Floor Area

**521 Sq. ft/48.43 Sq. m**



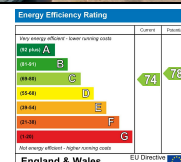
GROUND FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Ground Floor Purpose-Built Flat
- One Double Bedroom
- Private Garden
- Spacious Reception
- Close to Various Transport Links
- No Onward Chain
- Leasehold - 125 Years from 25/12/1989
- Annual Service Charges - £1412.91, Annual Ground Rent - £10
- EPC Rating - C
- Merton Council Tax Band - B



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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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